

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Northwest Land Corporation, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-29 or DR-2 zone to an R-A or DR-16 zone; for the following reasons:

Error in original zoning.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Northwest Land Corporation
By Gordon E. Sugar Legal Owner
Address 306 W. Joppa Road
Towson, Maryland 21204 (823-1200)

W. Lee Harrison, Petitioner's Attorney
Address 306 W. Joppa Road
Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day of August, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of September, 1971, at 1:00 o'clock.

W. Lee Harrison
Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
TION
NE/S of Phillips Drive, 188' S of
Woodvalley Road - 3rd District
Northwest Land Corporation -
Petitioner
NO. 72-64-R (Item No. 26)
OF
BALTIMORE COUNTY

The Petitioner has withdrawn its Petition, and it is, therefore, ORDERED by the Zoning Commissioner of Baltimore County this 17 day of September, 1971, that the said Petition be and the same is hereby DISMISSED without prejudice.

W. Lee Harrison
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 9/17/71

BY W. Lee Harrison
ADMINISTRATIVE ASSISTANT

Re: Petition for Reclassification
R-29 or DR-2 to R-A or DR-16
Woodvalley Apartments
Northwest Land Corporation,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM

Now comes Northwest Land Corporation, legal owner of the above captioned property, by W. Lee Harrison, its attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons says:

The County Council erred in adopting the subject parcel of land DR-2. The parcel of land lies within an area which did not provide high density zoning to meet the needs for the future. High density development will provide for a flexible overall plan that will be compatible with the surrounding environ. It will provide for orderly and controlled development which the area needs at the present time.

The County Council failed to recognize the need for such orderly development. Therefore, we respectfully request that the parcel be reclassified and the error corrected making this land DR-16.

W. Lee Harrison
W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
Attorney for Petitioner

LAN OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204



S. Eric DiNenna, Esq.
County Office Building
302 Courtland Avenue
Baltimore, Maryland 21204

Re: Petition of Northwest Land Corporation
Gordon E. Sugar - Woodvalley Drive

Dear Mr. DiNenna:

Confirming the verbal statement made at the hearing on the above petition, please withdraw the same without prejudice.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

W.L.H.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., since the date of its issue August 25, 1971 before the 17th day of September, 1971, the 17th day of September, appearing on the 26th day of August, 1971.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

30.92 ACRE PARCEL, SOUTH OF WOODVALLEY DRIVE, EAST OF STEVENSON ROAD, "WOODVALLEY APARTMENTS", THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for DR 16 Zoning (R-A).

Beginning for the same at a point on the northeast side of Phillips Drive, fifty feet wide, as shown on the Amended Plat "C", Section 2, "Longmeadow at Garrison" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 143, at the distance of 128.00 feet, as measured southeasterly along said northeast side of Phillips Drive and its northwesterly extension from the intersection of said extension with the southwesterly extension of the southeast side of Woodvalley Drive, sixty feet wide, as shown on said plat, running thence binding on the southeast line of Lot 1 and Parcel "A" of Block "C", as shown on said plat two courses: (1) N 55° 25' 24" E 162.95 feet, and (2) N 62° 37' 44" E 355.06 feet, thence binding on the southernmost outline of the plat of part of said "Longmeadow at Garrison" recorded among said Land Records in Plat Book O.T.G. 34, page 2, three courses: (3) S 65° 18' 45" E 401.02 feet, (4) N 77° 37' 49" E 172.71 feet, and (5) N 76° 19' 23" E 456.50 feet, thence binding reversely on a part of the first line of the land conveyed to Gordon E. Sugar by deed recorded among said

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

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MATZ, CHILDS & ASSOCIATES, INC.

Land Records in Liber G.L.B. 2688, page 431, and binding reversely on a part of the last line of said land two courses: (6) S 03° 12' 55" E 306.19 feet, and (7) S 06° 26' 42" E 531.19 feet, thence binding on the northernmost outline of the Drainage Reservation shown on Plat "B", Section 2, "Longmeadow at Garrison" recorded among said Land Records in Plat Book R.R.G. 30, page 85, five courses: (8) S 50° 03' 50" W 74.42 feet, (9) S 76° 50' 00" W 313.00 feet, (10) N 87° 30' 00" W 195.00 feet, (11) N 67° 30' 00" W 62.00 feet, and (12) S 31° 53' 00" W 139.00 feet, thence thirteen courses: (13) N 58° 07' 00" W 96.00 feet, (14) N 88° 58' 00" W 110.00 feet, (15) S 80° 44' 30" W 50.00 feet, (16) S 74° 58' 30" W 40.40 feet, (17) N 88° 19' 00" W 102.00 feet, (18) N 82° 31' 00" W 99.85 feet, (19) S 89° 05' 00" W 62.00 feet, (20) N 55° 34' 30" W 50.80 feet, (21) N 19° 53' 00" W 78 feet, more or less, (22) N 44° 00' 00" W 101 feet, more or less, (23) N 71° 59' 00" W 86 feet, more or less, (24) S 79° 51' 00" W 281 feet, more or less, and (25) S 39° 21' 00" W 69 feet, more or less, thence along a part of the north outline of the Second Revised Plat of "Cranwood" recorded among said Land Records in Plat Book G.L.B. 23, page 132, (26) N 82° 53' 40" W 123 feet, more or less, thence binding on the southeast and northeast outline of the land shown on the Plat of Section I, "Long Meadow at Garrison" recorded among said Land Records in Plat Book G.L.B. 23, page 58 four courses: (27) N 56° 25' 34" E 185.37 feet, (28) N 79° 50' 20" E 249.41 feet, (29) N 09° 51' 57" E 93.38 feet, and (30) N 42° 30' 34" W 322.87 feet, thence binding on a part of the southwest outline of the land shown on the plat first herein referred to four courses: (31) N 47° 29' 26" E 27.50 feet, (32) N 42° 30' 34" W 70.00 feet, (33) S 47° 29' 26" W 27.50 feet, and (34) N 42°

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30' 34" W 81.69 feet, thence along the dividing line between Lot 7 and Parcel "A", Block "A", as shown on said first mentioned plat, (35) N 65° 29' 30" E 237.21 feet, thence along the southwest side of Phillips Drive, herein referred to, (36) southeasterly, by a curve to the left with the radius of 550.00 feet, the distance of 72.52 feet, thence crossing said Phillips Drive and binding on a part of the outline of the land shown on said first mentioned plat, (37) N 58° 56' 11" E 50.00 feet to the place of beginning.

Containing 30.92 acres of land, more or less.

RLS:mlp

J.O. #70081

4/12/71



DEC 08 1971

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1971

COUNTY OFFICE BUILDING
111 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE BOARD OF
HIGHWAY COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENTMr. George E. Gervais
Director
Office of Planning and Zoning
271 Jefferson Building
Towson, Maryland 21204RE: Item 26 (April - October 1971)
Property Owner: Northwest Land Corp.
Location: Phillips Drive, 250' S of
Woodvalley Drive
Present Zoning: D.R.2
Proposed Zoning: Reclassification to
D.R.16
Districts: 3rd Sector: Northwestern
No. Acres: 30.92

Dear Mr. Gervais:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently a vacant tract of land with the property to the north, west and south improved with dwellings from new to five (5) years of age in excellent repair. The property to the east is existing D.R.1 property, presently vacant. The only means of access to the site is by way of Woodvalley Drive to Phillips Drive which dead ends at the subject property. However, the extension of Phillips Drive is graded through a portion of the subject property. Phillips Drive is improved with sidewalks and macadam base curbing.

BUREAU OF ENGINEERING

Highways

This site has frontage on Phillips Drive.

Phillips Drive exists both north and south of the subject tract as a 24-foot paving with berm on a 50-foot right-of-way, and shall be extended through this site as a 36-foot curb and gutter street on a 60-foot right-of-way.

Southwest twice proposed on the tentative plan of Stevenson Ridge Section 7 shall be extended westerly to Phillips Drive as a 36-foot curb and gutter paving section on a 60-foot right-of-way.

Item 26

Streets required within this property must be improved in accordance with the standards of the Department of Public Works.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Provisions for accommodating storm drainage have not been indicated on the submitted plan.

Public drainage facilities are required for any off site drainage facilities and any on site facilities serving off site areas, in accordance with the standards of the Baltimore County Department of Public Works.

On site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property, and sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading and building permits.

Water

Public water can be made available to serve this property.

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer

Public sanitary sewer facilities can be made available to serve this property.

Item 26

The Petitioner is entirely responsible for the construction of all additional sewerage required to serve the proposed development. Such additional sewerage is to be constructed on site, that is, not within any public road, right-of-way, or easement, except for connection to public sanitary sewerage located therein. All private and/or on site sewerage must conform with the Baltimore County Plumbing Code and/or the Joint Interim Policy of the Baltimore County Department of Public Works and the Baltimore County Plumbing Code, as applicable.

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recordation.

This office does not concur in the proposed termination of Phillips Drive north or south, believing the connection necessary to adequate circulation of traffic for public purposes; fire and police protection, garbage collection and snow removal.

The plat submitted does not adequately reflect the existing or required public improvements to this site for highway, storm drain facilities and flood plain or private improvements on site for storm drain facilities, water system and sanitary sewerage system.

The plan should be revised to reflect these items.

BUILDING ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations, when plans are submitted. Also, see Parking Lots "Section 409.10 N".

PROJECT PLANNING DIVISION

The plan must be revised to allow for the extension of Phillips Drive through the property and proper access to the land locked property to the east as shown on the plan of Long Meadow at Garrison approved on May 21, 1964.

DEPARTMENT OF HEALTH

Public Water and sewers are available to the site.

Air Pollution Comments: The buildings or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE PREVENTION BUREAU

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet.

Item 26

A second means of access is required for the site.

Minimum width to the roads through site shall be 30 feet to ensure passage of Fire Department equipment.

- When pull-in parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking area shall be 64 feet.
- Pull-in parking on one side only, the distance from curb to curb shall be 44 feet.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a change from D.R.2 to D.R.16 of 31 acres. This should increase the trip density from 600 to 3720 trips per day.

County plans show Phillips Drive crossing the subject property and joining with Phillips Drive to the south of this site. Also, plans to the east of the property have a public street entering along the east property line and intersecting with Phillips Drive. These roads have been proposed for some time to provide adequate circulation for all residents in this area.

It is not understood, since the developer is only requesting a density of 3.87, why he should be requesting zoning of D.R.16. Therefore, the above trip densities are based on D.R.16.

BOARD OF EDUCATION

From the existing zoning we could expect approximately 37 Elementary pupils while a change to garden apartments could yield up to 89 pupils, 30 Junior High pupils, and 15 Senior High pupils.

Schools servicing this area: (From September 23, 1970 enrollment)

	Capacity	Enrollment	%
Port Garrison Elementary	560	577	+ 27
Pikeville Junior	1235	1313	+ 78
Pikeville Senior	1310	1396	+ 86

A site planned for the "Johnson Tract" has been pushed out in the program and, as of now, no school has been planned for this general area. Along with this petition another request for D.R.16 zoning (78.48 acres) at Falls and Valley Roads has been submitted which, coupled with this petition, could increase the Elementary School population by 272 pupils as compared to 86 pupils from the existing zoning. We feel that this request for Reclassification is premature at this time.

- 5 -

Item 26

ZONING ADMINISTRATION DIVISION

It would appear from the surrounding areas that the property should not be developed as D.R.16 based on the density computed by the engineer of 3.87 dwellings per acre. Some other can be obtained or the existing zoning retained and accomplish the same kind of development that the petitioner proposes. It appears that several points, as proposed, by the Bureau of Engineering and Project Planning Division have been eliminated in the petitioner's proposal. These roads have evidently been on the books a number of years and cannot be neglected at this time.

Very truly yours,


 OLIVER L. MYERS
 Chairman

Cc: memo

cc: Mr. Edward D. Hardesty,
Zoning CommissionerM. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty

TO: Zoning Commissioner

Date: May 17, 1971

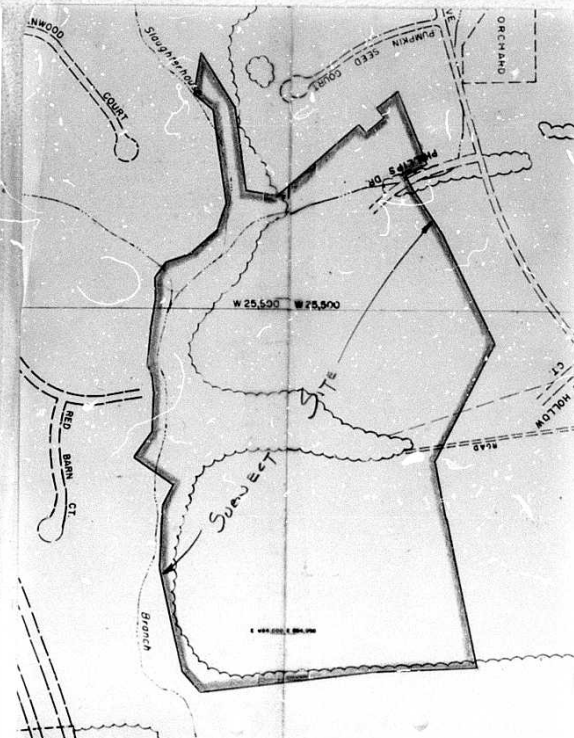
FROM: Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #26

April 27, 1971
Northwest Land Corp.
Phillips Drive 250' S of
Woodvalley Drive

This Office has reviewed the subject site plan and offers the following comments:

The plan must be revised to allow for the extension of Phillips Drive through the property and proper access to the land locked property to the east as shown on the plan of Long Meadow at Garrison approved on May 21, 1964.



PETITION MAPPING PROGRESS SHEET							
FUNCTION	Well Map		Original		Duplicate		Tracing
	date	by	date	by	date	by	
Descriptions checked and outline plotted on map							
Petition number added to outline							
Denied							
Granted by ZC, BA, CC, CA							
Reviewed by: <i>DEW</i>							
Revised Plans: Change in outline or description							Yes No
Previous case:							Map # <i>2-20</i>

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
 District: *2nd* Date of Posting: *Aug. 26, 71*
 Posted for: *Reclassification*
 Petitioner: *NORTHWEST LAND CORP.*
 Location of property: *N.W. 1/4 of Phillips Dr. 250' S. of Woodvalley Dr.*
 Location of Sign: *at NW 1/4 of Phillips Dr. S. of Woodvalley Dr.*
 Remarks: *at NW 1/4 of Phillips Dr. S. of Woodvalley Dr.*
 Posted by: *David M. Reed* Date of return: *Sept. 7, 1971*
 Signature: _____

DEC 08 1971

ORIGINAL
72-64

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 Aug. 30, 1971

THIS IS TO CERTIFY, that the annexed advertisement of
The Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~XXXXXX~~
week before the 30th day of Aug., 1971. That is to say, the same
was inserted in the issue of August 26, 1971.

STROMBERG PUBLICATIONS, Inc.

By *Barth Morgan*

ORIGINAL
72-64

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 Aug. 30, 1971

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was inserted in the issue of August 26, 1971.

STROMBERG PUBLICATIONS, Inc.

By *Barth Morgan*

TELEPHONE 494-2413

INVOICE
**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 76661
DATE April 21, 1971

TO: *W. Lee Harrison, Esq.,
385 N. Joppa Road
Towson, Md. 21204*

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 62-622 RETURN THIS PORTION WITH YOUR REMITTANCE
DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY 1 TOTAL AMOUNT \$50.00

Petition for Reclassification for Northwest Land Corp.

MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

W. Lee Harrison, Esq.,
385 N. Joppa Road
Towson, Maryland 21204

Reclassification
Item 26

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 3rd day of August, 1971

Eric D. Bismuth
Zoning Commissioner, ERIC BISMUTH

Petitioner: Northwest Land Corp.
Petitioner's Attorney: W. Lee Harrison, Esq. Reviewed by *Wm. L. Myers*
Chairman of Advisory Committee

MICROFILMED

TELEPHONE 494-2413

INVOICE
**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 84964
DATE Sept. 22, 1971

TO: *Northwest Land Corporation
6801 Pimlico Road
Pimlico, Md. 21208*

Zoning Dept. of Baltimore County

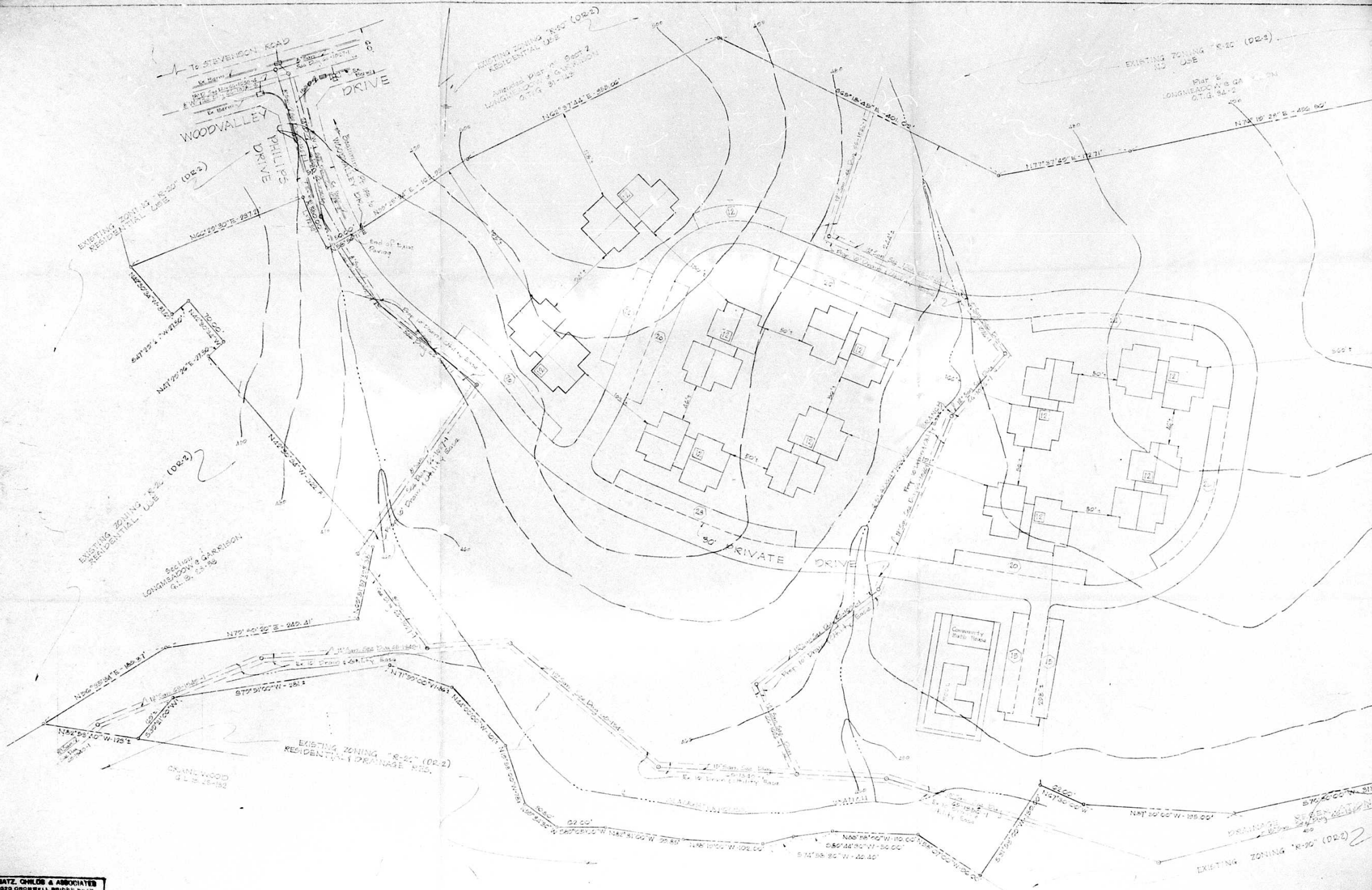
REPORT TO ACCOUNT NO. 62-622 RETURN THIS PORTION WITH YOUR REMITTANCE
DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY 1 TOTAL AMOUNT \$50.00

Advertising and posting of property 270-24-2

MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204



BARTZ, CHILDS & ASSOCIATES
 1020 GREENWELL BRIDGE ROAD
 BALTIMORE, MARYLAND 21206
 1:500 SCALE
 DATE: 10/1/77
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

MICROFILMED

